



Planning and Development Acts 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2637

Appeal by Sean Behan against the decision made on the 2nd day of April, 2026 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Permission for the change of use for two existing buildings from guest house accommodation to six residential apartments with alterations and revisions to the elevations and internal layout with a new vehicular entrance to replace the original vehicular entrance and all with associated site development works at Dunbur Lower, Wicklow Town, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The site is located at the outer edge of the built-up area of Wicklow Town. The established character and pattern of development in the vicinity is one of low density detached dwellings fronting onto the R750. The adjoining lands are zoned for open space, active open space and natural areas, and the lands

beyond the settlement boundary to the south-west are unzoned. Having regard to Table 3.8 (Accessibility) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the site is a peripheral and car dependent location. The Commission noted that the proposed development is to convert an existing and long-established guesthouse into six apartments, with no building extensions and relatively minor changes to elevations (doors, and windows). While no significant intensification of use was envisaged, residential amenity for future occupants was considered to be compromised by the absence of private amenity space for first floor apartments, and the size of the hardstanding area relative to landscaping private/communal amenity space(s). Having regard to section 1.3.2 (Compact Growth) of the Compact Settlements Guidelines, the site is not within walking distance of day-to-day services and amenities, and the future occupants of the development would be reliant on the private car. The reduced private amenity space associated with apartment development would not be offset by ready access to services and amenities at this location. The proposed development would also set an undesirable precedent for similar development on small infill sites at comparable locations. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *28th* day of *August* 2026.